

031.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,118,800 / 1,118,800

ASSESSED:

1,118,800 / 1,118,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11-13		PALMER ST, ARLINGTON

Legal Description							User Acct
							21283
							GIS Ref
							GIS Ref
							Insp Date
							10/07/17

## OWNERSHIP

Unit #:

Owner 1: VATAN PIROOZ	
Owner 2:	
Owner 3:	

Street 1: 7 CHADBOURNE RD	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02421	Own Occ: N

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .153 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Vinyl Exterior and 3818 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED	
TAX DISTRICT										PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	104	FV	616,900	5700	6,675.	496,200	1,118,800		Year end	12/23/2021			
2021	104	FV	584,200	5700	6,675.	496,200	1,086,100		Year End Roll	12/10/2020			
2020	104	FV	584,200	5700	6,675.	496,200	1,086,100	1,086,100	Year End Roll	12/18/2019			
2019	104	FV	499,800	5700	6,675.	527,200	1,032,700	1,032,700	Year End Roll	1/3/2019			
2018	104	FV	499,800	5700	6,675.	384,600	890,100	890,100	Year End Roll	12/20/2017			
2017	104	FV	468,500	5700	6,675.	334,900	809,100	809,100	Year End Roll	1/3/2017			
2016	104	FV	468,500	5700	6,675.	285,300	759,500	759,500	Year End	1/4/2016			
2015	104	FV	390,400	5700	6,675.	279,100	675,200	675,200	Year End Roll	12/11/2014			

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
6/9/2005	472	Add Bath	21,896			G6	GR FY06	add 2 3/4 baths &	8/6/2021	Mail Update	MM	Mary M	
11/10/2003	965	Siding	21,000						10/7/2017	MEAS&NOTICE	HS	Hanne S	
									5/6/2009	Measured	189	PATRIOT	
									7/29/2005	Permit Visit	BR	B Rossignol	
									3/11/2004	External Ins	BR	B Rossignol	
									2/23/2000	Measured	264	PATRIOT	
									6/1/1990		PM	Peter M	

Sign:  VERIFICATION OF VISIT NOT DATA

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6675	Sq. Ft.	Site			0	80.	0.93	1									496,198						496,200	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 14 - Multi-TnHs	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									6	30	6	
(Liv) Units: 2	Total: 2	3/4 Bath: 2	Rating: Very Good	A 3QBth:	Rating:									12	12	12	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OFFP	(72)	OFFP	(72)	12	12	12					
Prime Wall: 4 - Vinyl	Sec Wall:	OthrFix:	Rating:					4	6	4	4	6	4				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	OTHER FEATURES	Kits: 2	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 2	FFL	(24)	FFL	(24)	UAT					
Color: YELLOW	View / Desir:	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	BMT				
		Fpl:	Rating:	Other									(1656)				
		WSFlue:	Rating:	Upper													
<b>GENERAL INFORMATION</b>				Lvl 2													
Grade: C - Average	Const Mod:	Location:	Total Units:	Lvl 1													
Year Blt: 1900	Eff Yr Blt:	Floor:	Totals	Lower													
Alt LUC:	Alt %:	% Own:	RMs: 12														
Jurisdct: G6	Fact: .	Name:	BRs: 6														
Lump Sum Adj:			Baths: 2														
<b>INTERIOR INFORMATION</b>				HB: 1													
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %															
Prim Int Wal 2 - Plaster	Functional:	%															
Sec Int Wall:	Economic:	%															
Partition: T - Typical	Special:	%															
Prim Floors: 3 - Hardwood	Override:	%															
Sec Floors:	Total:	18.6 %															
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 2																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 031.0-0001-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	2	12X18	A	FR	1915	26.57	T	50	104			5,700		5,700
More: N				Total Yard Items:				5,700	Total Special Features:				Total:				5,700
<b>BATH FEATURES</b>																	
<b>COMMENTS</b>																	
<b>SKETCH</b>																	
<b>RESIDENTIAL GRID</b>																	
<b>OTHER FEATURES</b>																	
<b>CONDOS INFORMATION</b>																	
<b>REMODELING</b>																	
<b>RES BREAKDOWN</b>																	
<b>DEPRECIATION</b>																	
<b>CALC SUMMARY</b>																	
<b>COMPARABLE SALES</b>																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	